

Town of Nolensville  
Planning Commission Meeting  
Regular Meeting  
August 10, 2006  
7:00 P.M.  
At Nolensville Elementary School

Members in attendance were as follows: Matt Happel, Jimmy Alexander, Larry Gardner, Frank Wilson, Willis Wells, Tommy Dugger, Bob Haines, John Boyd and Rick Owens. Staff present was Henry Laird, Richard Woodroof, Bob Notestine, and Angela Deal.

Agenda Item I- Meeting called to order by Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

John Boyd made a motion to approve the minutes. Jimmy Alexander seconded the motion; motion passed unanimously.

Agenda Item IV- Citizens Comments

George Bartlett-7201 Nolensville Road-stated that the new subdivision, Nolen Park, has posed drainage issues for his property. He wanted to bring it to our attention and asked us to look into the problem.

James Clark-921 Oldham Drive-stated that we need to be more restrictive with developers regarding detention ponds, water run-off, etc.

Kevin Kellog-813 Stonebrook-stated his house has flooded twice in the past two years. He believes that it is caused by the ditch behind his house having blockage from limbs and debris which causes it to overflow.

Tracy Kujawa- 9840 Sam Donald Road-asked about the signs for Sam Donald Road. She also read a letter from an Oncologist at Vanderbilt regarding the Angel Heart Farm.

Linda Moses-2230 Rocky Springs Road-stated that she experienced water damage from the past rain storm and that it was the worst she has seen yet.

Joe Curtsinger-7380 Nolensville Road-stated he was out during the rain storm and made some observations as well. He feels that we need to make some sort of decision regarding Clovercroft Road and getting the problems resolved.

Agenda Item V- New Business

A. Site Plan Reviews

1. New Nolensville Elementary School (complimentary review)

Henry Laird stated that this particular site plan was provided to us as a complimentary review and that staff has made some comments/suggestions regarding the plans. Staff suggested road improvements to add a left turn lane eastbound on Rocky Fork at both entrances with 150' stacking for bus entrance and 75' stacking for car entrance and a deceleration lane westbound. Some other suggestions were to provide a sidewalks and walking trails.

Enoch Jarrell, the project engineer with Huddleston Steele, and Kevin Fortney, the director of Operations for Williamson County Schools were present to answer any questions or concerns and were open to comments.

Some questions/comments were regarding whether Williamson County was willing to assist with getting the realignment of Rocky Fork Road in place, if there was going to be fencing around the school, and traffic concerns

Kevin Fortney stated he would present the concerns to Williamson County.

B. Zoning Amendment Considerations

1. Request for rezoning of 7149 Nolensville Road

Henry Laird stated that the request submitted by Kelley Properties is asking that parcel be rezoned to a CS/CCO district from the currently zoned ER district.

Jimmy Alexander made a motion to approve. Frank Wilson seconded the motion. Tommy Dugger recused himself. Motion passed by majority with Larry Gardner and Bob Haines opposing, and Jimmy Alexander, Frank Wilson, John Boyd, Rick Owens, Matt Happel and Willis Wells for.

2. Request for rezoning 6827 Nolensville Road

Henry Laird stated that the request submitted by owner, Mary Frances Cole, is asking that the parcel be rezoned to a CS/CCO district from the currently zoned SR district. The request conflicts with our Land Use Policy Plan, zoning ordinance and Interlocal agreement with Brentwood which all call for this area to be SR. The property has not been used previously as an office and thereby has no rights grandfathered from the county. Staff recommends disapproval.

After much discussion, the applicant withdrew his application and will work with getting a letter from Brentwood regarding the Interlocal agreement. He also wanted to see about working with staff about how the property might be eligible for rezoning.

3. Consideration of Amendments to Village, Commercial Services and Commercial Regional District

See the following memorandum from Henry Laird:

We need to determine if we want to allow residential units on 2<sup>nd</sup> or 3<sup>rd</sup> floors in Village District. It already is permitted in the CS district with conditions, but no conditions have been promulgated. To limit this type use above commercial businesses may limit what could be planned for new commercial developments for this area in the future unless they were all done under a Planned Commercial Development zoning overlay.

**Some possible conditions for Village (V) District and Commercial Services (CS) District:**

- A. Allow one residence per property.  
Unit must be occupied by business owner or member of business owner's immediate family (specify this), or security guard. It may not be rented.  
Residence must have separate outside access.  
Residence must have parking space in addition to commercial space required.  
Must have approved sewer connection, separate bath and kitchen facilities.  
Must meet minimum unit size of 600 square feet.  
Must meet all applicable building and fire codes and site plan approval by Planning Commission.

Must be approved by Design Review Committee and Historic Zoning Commission, where applicable.

- B. Allow as part of a Planned Commercial Development based upon overall Master Plan. In this case the development would be rezoned to PC and be subject to conditions developed and approved for that project only with approvals from Design Review Committee, Historic Zoning Commission (if applicable), Planning Commission, and BOMA.

After much discussion, some suggestions were to allow two units per property and that the separate outside access be in the rear or side only. It was also noted that we probably could not regulate who rents the property. Henry Laird will work on preparing the zoning text amendment.

#### 4. Consideration of Amendment to add Recreation, Commercial Indoor use category

See the following memorandum from Henry Laird:

Reason for Considering Changes:

Our zoning ordinance does not have a district that specifically allows for the uses classified as Recreation, Commercial, Indoor, although that use category is included in the definitions section. This creates a problem in determining whether they are allowed and if so in what district. Our definitions section describes these uses as follows:

Recreation, Commercial, Indoor -- A commercial recreational land use conducted entirely within a building, including arcade, arena, art gallery, and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, club or lounge, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, or tennis court.

If we do not specifically allow these uses somewhere we create more problems where to determine if and where they are allowed.

Proposed Changes to Text:

The lists of Permitted Uses under Article 2.2.6 CS, Article 2.2.13 CR, 2.2.4 V, Article 2.2.7 OI, shall be changed to add Recreation, Commercial, Indoor as permitted uses in these districts.

Larry Gardner made a motion to approve excluding club/lounge in the Village District. Rick Owens seconded the motion.

Bob Haines made a motion to amend the original motion to exclude Village from the proposed changes to text (CS, CR, OI) and address it separately. Rick Owens seconded the motion; motion passed unanimously.

Original motion as amended passed unanimously.

#### C. Subdivision Reviews

##### 1. Bent Creek Final Plat, Phase 2, Section 3

Staff recommends approval of Bent Creek Final Plat, Phase 2, Section 3 with a performance bond of 120k being set.

Jimmy Alexander made a motion to approve with performance bond being set at 120k. Bob Haines seconded the motion; passed unanimously.

## 2. Haley Industrial Park, Preliminary Plat, Phase 4

Rich Woodroof stated that this particular phase was originally submitted as Phase 3, but has been revised to Phase 4 which includes lots 18, 19, 20, 21, and 22. The stormwater issues for the phase have been addressed. Staff recommends approval.

Matt Happel made a motion to approve Haley Industrial Park, Preliminary Plat, Phase 4. Frank Wilson seconded the motion.

Jimmy Alexander questioned the length of the cul-de-sac. Rich Woodroof stated that there is an issue in that it is farther than what our subdivision regulations state. He stated that there has been discussion of making the proposed ingress/egress easement 40' that goes in between lots 1 and 2 and have that serve as an emergency access which would cut the cul-de-sac area down within our limits.

Roy Dale with Dale and Associates stated they offered to show it as an ingress/egress easement as a secondary access in the development in the event of an emergency.

Larry Gardner stated that he had concerns with there being no turn lanes into the development off of Nolensville Road with it being a major arterial and would like to see them put in with this phase approval.

Roy Dale stated that they would be agreeable to providing a traffic impact study with appropriate statistics (state statistics, future development and our major road study) no later than the recording of final plat with the first lot and if warranted, the developer would provide the turn lane.

After much discussion, Jimmy Alexander made a motion to amend to approve with the condition that a traffic impact study is provided with appropriate statistics (state statistics, future developments and our major road study) no later than the recording of final plat with the first lot and if warranted, the developer will provide the turn lane or any required improvements. Bob Haines seconded the motion; passed unanimously.

Original motion to approve passed 7 to 2 with Rick Owens, Willis Wells, Bob Haines, Mayor Dugger, Jimmy Alexander, Frank Wilson and John Boyd for and with Matt Happel and Larry Gardner opposing.

## Agenda Item VI- Old Business

Rich Woodroof stated that there is an issue with the Subdivision Regulations regarding the cross section of the roads. He stated that it is not feasible to have the curb and gutter sitting on the binder instead of on the stone. After speaking with AMEC and another engineering firm about it they were able to come up with a proposal to have either the curb and gutter sitting on compacted earth or the curb and gutter be placed on the compacted stone with a drain behind the curb.

Willis Wells made a motion to allow Rich Woodroof to prepare a proposal showing the new road cross section. Bob Haines seconded the motion; passed unanimously.

## Agenda Item VII- Other Business

A. Monthly Bond Report

Rich Woodroof stated that the current bond amount for the developments is \$5,144,269.40. He stated that McFarlin Woods would be getting the topping put on and that a "NO CONSTRUCTION" sign would be put up at Oak Creek and Cowan and also at Ballenger Farms.

Frank Wilson made a motion to approve the monthly bond report. Bob Haines seconded the motion; passed unanimously.

B. Announcements

Matt Happel provided an update on the Design Review Committee and also mentioned that they would be having a field trip with the Planning Commissioners and Board of Mayor and Aldermen to go around our city to find likes and dislikes about the architecture in the area.

Mayor Dugger made an announcement that Cates and Kottas would like to have a workshop with the Planning Commissioners, Board of Mayor and Aldermen and Design Review Committee to get feedback on how we would like their commercial area to look. He suggested perhaps the workshop be held after the field trip.

Mayor Dugger also noted that the Town of Nolensville purchased from Metro the 1.6 acres over by the old sewer plant next to the soccer fields for \$8,500.

Jimmy Alexander stated that he attended the Nolensville College Grove Utility Board meeting and that they issued a water availability letter for the Nichols property and Britain Downs, Phase1 for domestic water only.

John Boyd announced that he would no longer be a part of the Planning Commission as he will be moving from the area.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 9:30 P.M.

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Larry Gardner  
Secretary for the Planning Commission

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Date